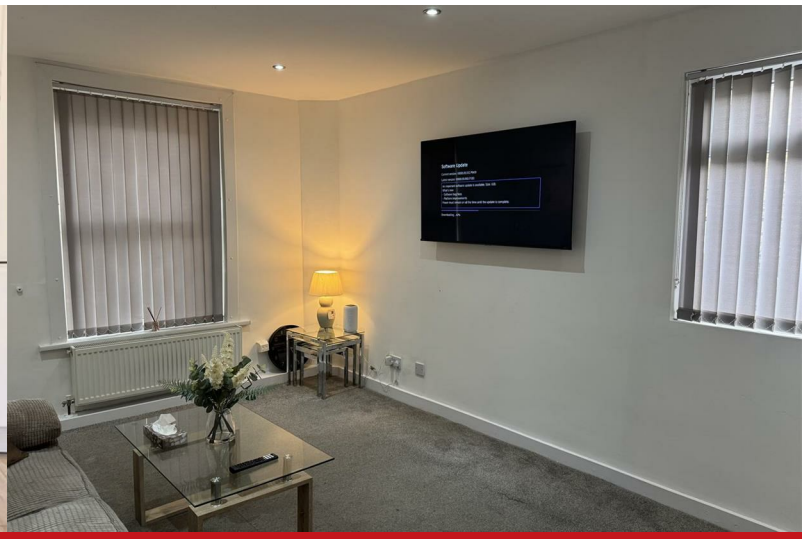
Peter David Properties Ltd

Residential Sales and Lettings

Carlton Terrace,

£110,000

2 1 1



This charming two double bedroom terraced house on Carlton Terrace offers a fantastic turnkey investment opportunity, alongside comfortable town centre living.

Nestled in the heart of Halifax, the property is ideally situated within easy walking distance of Lloyds Bank and the vibrant amenities that Halifax Centre has to offer, making it an excellent choice for both professionals and families alike.

As you enter the home, you are welcomed by an inviting entrance vestibule that leads into an open plan living room and kitchen. This space is designed for modern living, featuring integrated appliances including a fridge freezer, oven, and hob, ensuring that your culinary needs are well catered for. The layout is perfect for entertaining guests or enjoying a quiet evening at home.

The first floor boasts two double bedrooms, providing ample space for relaxation and rest. The main bathroom is conveniently located, offering all the necessary facilities for your daily routines.

The property benefits from gas central heating and double glazing. Additionally, there is on-street permit parking available for residents, adding to the convenience of this lovely home.

In summary, this terraced house on Carlton Terrace is a fantastic opportunity for anyone looking to enjoy the benefits of town centre living, with the added advantage of an established income-generating asset. Don’t miss your chance to view this property and experience all it has to offer.

- TOWN CENTRE POSITION
- ON STREET PERMIT PARKING AVAILABLE FOR RESIDENTS
- TWO DOUBLE BEDROOMS
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- WALKING DISTANCE TO LLOYDS BANK
- EPC RATING - D
- COUNCIL TAX BAND - A

Accommodation

Kitchen/ Lounge
24'0" x 11'11" (7.34 x 3.64)

First Floor

Bedroom one
14'0" x 9'4" (4.27 x 2.87)

Bedroom two
11'0" x 8'10" (3.36 x 2.70)

Bathroom
6'6" x 5'2" (2 x 1.6)

Directions
Please use postcode HX1 2AD

PLEASE NOTE
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

CHERRIES

Road Map

Hybrid Map

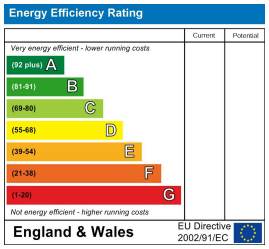
Terrain Map

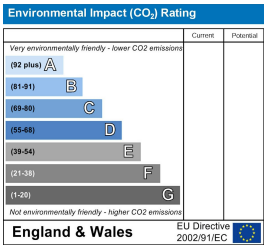
Floor Plan

Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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